

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

August 21, 2006

CALL TO PODIUM:

Trudy Schwarz

RESPONSIBLE STAFF:

Trudy Schwarz, Community Planning Director

Jim Arnoult, Director, Department of Public Works, Park Maintenance and Engineering

Erica Shingara, Environmental Services Director

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
X	Public Hearing
	Historic District
	Consent Item
	Ordinance
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	08/07/2006
Advertised	08/09/2006
Hearing Date	08/21/2006
Record Held Open	
Policy Discussion	

TITLE: PUBLIC HEARING

Ordinance to Amend Chapter 10 of the City Code (Floodplain Ordinance), Article I, Entitled, "Site In General," Article II, Entitled, "Permit Process," Article III, Entitled, "Establishment of Floodplain Zones," Article IV, "Development Regulations in Floodplain Zones," and Article V, Entitled "Specific Requirements" so as to comply with Federal Emergency Management Agency and State Of Maryland Requirements

SUPPORTING BACKGROUND:

In September of 2005, the Federal Emergency Management Administration (FEMA) of the Department of Homeland Security sent the City new Digital Flood Insurance Maps (DFIRM) and a Flood Insurance Study (FIS). City staff, along with the staff of Montgomery County and other jurisdictions in the County, met with FEMA and the contractor conducting the study on December 13, 2005. As part of the meeting, the City's Floodplain Ordinance was submitted to FEMA for their review. On January 13, 2006, a letter was sent requesting changes to the code section related to "Substantial Improvement." See Exhibit #2. Following that, staff also compared the existing ordinance to the 2004 State of Maryland's updated model ordinance (Exhibit #4.) Changes which are highlighted on the Draft Ordinance (Exhibit #1) have been incorporated in the proposed amendment to the Floodplain Ordinance to conform to both the State and FEMA requirements.

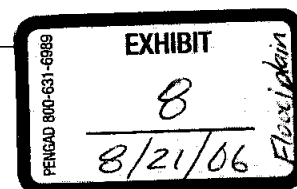
Attachments:

Index of Memoranda and Exhibits

DESIRED OUTCOME:

Conduct Public Hearing

Suggested Record: 10 days (Thursday, August 31, 2006)



INDEX OF MEMORANDA

Amendments to the Floodplain Ordinance

1. Draft Ordinance
2. Letter from FEMA, dated January 10, 2006
3. Letter from FEMA, dated June 2, 2006
4. Maryland Model Floodplain Management Ordinance 1/6/04
5. Mayor and Council Cover Sheet for August 7, 2006, Introduction of Ordinance with attachments of Exhibits 1-3
6. Letter to Gaithersburg Gazette dated August 4, 2006, requesting a Legal Ad for August 9, 2006, issue. Fax and email printed communications are same
7. Notice of August 21, 2006, public hearing to interested parties. Labels for people notified
8. Mayor and Council Cover Sheet for August 21, 2006, Public Hearing with attachments

ORDINANCE No. _____

AN ORDINANCE TO AMEND CHAPTER 10 OF THE CITY CODE
(FLOODPLAIN ORDINANCE), ARTICLE I, ENTITLED,
"SITE IN GENERAL," ARTICLE II, ENTITLED, "PERMIT PROCESS," ARTICLE III,
ENTITLED, "ESTABLISHMENT OF FLOODPLAIN ZONES," ARTICLE IV,
"DEVELOPMENT REGULATIONS IN FLOODPLAIN ZONES," AND ARTICLE V,
ENTITLED "SPECIFIC REQUIREMENTS" SO AS TO COMPLY WITH FEDERAL
EMERGENCY MANAGEMENT AND STATE OF MARYLAND REQUIREMENTS

BE IT ORDAINED, by the Mayor and City Council of the City of Gaithersburg,
Maryland, in public meeting assembled, that Chapter 10 of the City Code (Floodplain
Management), Article I through Article V, §§10-2, 10-28, 10-43, 10-51, 10-52 and 10-
70 is hereby amended to read as follows:

ARTICLE 1. IN GENERAL

*

*

*

Sec. 10-2. Definitions.

Accessory structure means a detached structure on the same parcel of
property as the principal structure, the use of which is incidental and subordinate to
the principal structure, eg. a shed or detached garage.

*

*

*

Flood Protection Elevation (FPE) means the elevation of the base flood plus
[one foot] two feet freeboard.

*

*

*

Repetitive Loss - flood related damage sustained by a structure on two
separate occasions during a 10-year period for which the cost of repairs at the time of
each such flood event, on the average, equals or exceeds 25% of the market value
of the structure before the damage occurred.

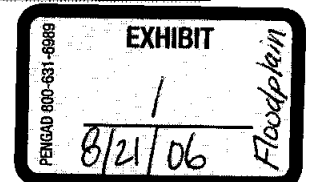
*

*

*

Boldface
Underlining
~~[Single boldface brackets and strikethrough]~~

Heading or defined term.
Added to existing law by original bill.
Deleted from existing law by original bill
Existing law unaffected by bill..



Substantial improvement means any repair, reconstruction, alteration, or improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure (less land value) either:

- (1) Before the improvement or repair is started; or
- (2) If the structure has incurred substantial damage and been restored, before the damage occurred.

Substantial improvement occurs when the first alteration of any wall, ceiling, floor or other structural part of the building commences. The minimum repairs needed to correct previously identified violations of local health, safety or sanitary codes, ~~[and alterations to historic structures which do not preclude their continued designation and use as historic structures]~~ are not considered substantial improvements.

*

*

*

ARTICLE II. PERMIT PROCEDURES

*

*

*

Sec. 10-28. Subdivision proposals.

(a) In addition to the information required in section 10-27, an applicant for subdivision in the nontidal floodplain zone shall submit a plan to demonstrate that a building site for each lot is outside of the one hundred-year floodplain. The local permitting official shall assure that a plan for the perpetual protection of the floodplain areas in their natural state as required under section 10-52(e) is included. The plan shall demonstrate how development in the floodplain will be avoided, and the floodplain maintained in a natural state to the extent possible.

*

*

*

ARTICLE III. ESTABLISHMENT OF FLOODPLAIN ZONES

*

*

*

Sec. 10-43. Floodplain boundaries.

(a) *Floodplain zone determination.* The local permitting official will determine the floodplain zone in which the development activity is proposed using the Floodway Maps and FIS if available, or, if not, by using the FIRM. Without prior approval from FEMA, the community shall use no other data to enforce floodplain management regulations. Where map boundaries and elevations disagree, elevations prevail, with no approval from FEMA required. If site studies indicate that the FEMA mapped floodplain is incorrectly delineated, revisions shall be made through a Conditional

Boldface

Underlining

~~[Single boldface brackets and strikethrough]~~

Heading or defined term.

Added to existing law by original bill.

Deleted from existing law by original bill

Existing law unaffected by bill..

Letter of Map Revision (CLOMR), Letter of Map Revision (LOMR), or Letter of Map Amendment (LOMA) issued by FEMA prior to subdivision approval. If required by FEMA, as-built data must be provided to FEMA, and a Letter of Map Revision (LOMR) issued prior to any structures being permitted. Floodplain changes should be authorized only when the actual conditions are not reflected in the mapped floodplain or for necessary public infrastructure.

*

*

*

ARTICLE IV. DEVELOPMENT REGULATIONS IN FLOODPLAIN ZONES

*

*

*

Sec. 10-51. Floodplain zone regulations--Generally.

*

*

*

(3) *Sediment and stormwater management.* Any land disturbance permitted in the floodplain must have an approved stormwater management and sediment and erosion control plan as required by state and city regulations. Stormwater management devices may not encroach into the floodway, and should be kept out the floodplain, if possible. The plan must include design of land contours that will not increase surface water runoff onto neighboring properties. Ground cover must be established immediately after disturbance, and a plan for permanent plantings, including trees, should provide for adequate vegetative cover within the flood protection setback from watercourses to prevent erosion.

Sec. 10-52. Floodway fringe requirements.

*

*

*

(b) *Elevation requirements--New and substantially improved structures.* All new or substantially improved, or repetitive loss residential and nonresidential structures, including manufactured homes, shall have the lowest floor elevated to or above the flood protection elevation. Basements are not permitted. Horizontal expansions which increase the footprint and that are less than substantial shall also have the lowest flood elevation to or above the flood protection elevation. The elevation of the lowest floor shall be certified by a registered surveyor or professional engineer on the elevation certificate, after the lowest floor is in place. Enclosures below the flood protection elevation must be constructed with water equalizing vents to meet the specifications of section 10-67.

(c) *Fill.*

Boldface

Underlining

~~[Single boldface brackets and strikethrough]~~

Heading or defined term.

Added to existing law by original bill.

Deleted from existing law by original bill

Existing law unaffected by bill..

- (1) The placement of more than six hundred (600) cubic yards of fill per parcel/lot in the floodplain is prohibited except by variance. If a limited amount of fill in the floodway fringe is warranted or will result in a better site design, a variance may be considered. Elevating buildings by other methods must be considered unless six hundred (600) cubic yards or less of fill are required. An applicant shall demonstrate that fill is the only feasible alternative to raising the building to at least the flood protection elevation, and that the amount of fill used will not affect the flood storage capacity or increase flooding onto neighboring properties. The applicant shall be prepared to provide compensatory storage or other concessions to protect the natural resources of the site to obtain the variance.

*

*

*

ARTICLE V. SPECIFIC REQUIREMENTS

*

*

*

Sec. 10-70. Utilities.

(a) *Electric.* All electric utilities to the building side of the meter, both interior and exterior to the building, are regulated by this chapter. Distribution panel boxes must be at least two (2) feet above the flood protection elevation. All outlets and electrical installations, such as heat pumps, air conditioners, water heaters, furnaces, generators, distribution systems, including duct work, must be installed at or above the flood protection elevation.

(b) *Plumbing.* Toilets, sinks, showers, water heaters, pressure tanks, furnaces and other permanent plumbing installations must be installed at or above the flood protection elevation.

(c) *Gas.* Gas meters, distribution lines and gas appliances must be installed at or above the flood protection elevation.

(d) *Water supply and sanitary facilities.* Water supply distribution and sanitary disposal collection systems must be designed to minimize or eliminate the infiltration of flood waters into the systems or discharges from the systems into flood waters and shall be located and constructed so as to minimize or eliminate flood damage. On-site sewage disposal systems shall meet these same standards.

(e) *Fuel Tanks.* All gas (propane) tanks installed in the floodplain are required to be anchored to prevent flotation in accordance with the National Fire Protection Association

Boldface

Underlining

~~[Single boldface brackets and strikethrough]~~

Heading or defined term.

Added to existing law by original bill.

Deleted from existing law by original bill

Existing law unaffected by bill..

Code 58, Section 3-2.2.7 (h), which states: "Where necessary to prevent flotation due to possible high flood waters around aboveground or mounded containers, or high water table for those underground and partially underground, containers shall be securely anchored." This ordinance also requires that all tanks installed in floodplain areas be either elevated or adequately anchored to prevent flotation up to the Flood Protection Elevation.

All fuel oil storage tanks installed in the floodplain must be either elevated or securely anchored to prevent flotation up to the Flood Protection Elevation. Vent pipes must extend to or above the Flood Protection Elevation and fill caps below the Flood Protection Elevation must be screw type with a tight fitting gasket to prevent mixing of water with oil.

ADOPTED by the City Council of Gaithersburg, Maryland, this _____ day of _____, 2006.

DELIVERED to the Mayor of the City of Gaithersburg, Maryland this _____ day of _____, 2006. APPROVED/VETOED by the Mayor of the City of Gaithersburg, Maryland this _____ day of _____, 2006.

SIDNEY A. KATZ, MAYOR

Boldface

Underlining

~~[Single boldface brackets and strikethrough]~~

* * *

Heading or defined term.

Added to existing law by original bill.

Deleted from existing law by original bill

Existing law unaffected by bill..

THIS IS TO CERTIFY that the foregoing Ordinance was adopted by the City Council of Gaithersburg, in public meeting assembled, on the _____ day of _____, 2006, and the same was APPROVED/VETOED by the Mayor of the City of Gaithersburg on the _____ day of _____, 2006. This Ordinance will become effective on the _____ day of _____, 2006.

DAVID B. HUMPTON, City Manager

Boldface

Underlining

~~[Single boldface brackets and strikethrough]~~

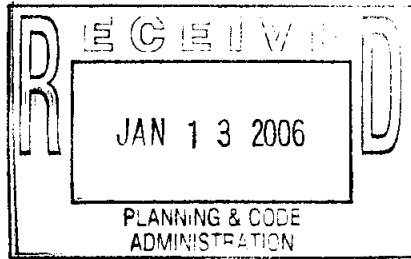
* * *

Heading or defined term.

Added to existing law by original bill.

Deleted from existing law by original bill

Existing law unaffected by bill..



U.S. Department of Homeland Security
Region III
One Independence Mall, Sixth Floor
615 Chestnut Street
Philadelphia, PA 19106-4404



FEMA

January 10, 2006

Ms. Trudy M. W. Schwartz
Community Planning Director
Planning and Code Administration
City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland 20877

Dear Ms. Schwartz:

We have reviewed the Gaithersburg, Maryland floodplain ordinance, adopted as Chapter 10 of the City Code of Ordinances. Based upon our review, Chapter 10 remains compliant with Section 60.3d of 44 CFR, National Flood Insurance Program (NFIP) regulations.

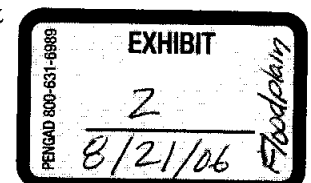
Your efforts toward reducing future flood losses in Gaithersburg, Maryland are commendable. However, there is one provision statement about substantial improvements to Historic Structures within Chapter 10 that we wish to further clarify. Alterations to Historic Structures that fall below the 50 percent market value threshold should be protected against the effects of the one hundred year flood, when possible. Those improvements, alterations, etc. to Historic Structures that exceed the 50 percent threshold are considered 'substantial improvements'. Substantial improvements to all new development/construction should be "flood proofed" to the greatest extent possible at or above the one-hundred year flood protection elevation.

If you have any questions or problems regarding ordinance enforcement or any other aspect of the NFIP, please do not hesitate to contact me by calling 215-931-5510. Thank you for your continued support and interest in the NFIP.

Sincerely,

Etta Sims
Community Planner
Mitigation Division

CC: Mr. James D. Arnoult, P. E., Director; Public Works, Park Maintenance & Engineering
Mr. John Joyce, Md. NFIP Coordinator



JUN 14 2006



FEMA

Daniel

JUN 02 2006

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Sidney A. Katz
Mayor, City of Gaithersburg
31 South Summit Avenue
Gaithersburg, Maryland

Dear Mayor Katz:

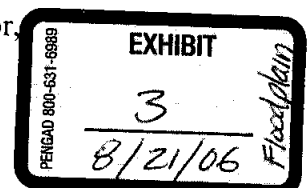
I appreciate and commend you for the efforts that have been put forth in implementing the floodplain management measures for the City of Gaithersburg, Maryland. I also want to take this opportunity to remind you of the following:

- a Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) have been completed for your community;
- the FIS and FIRM will become effective on September 29, 2006; and
- by that date, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) Regional Office will have to approve the legally enforceable floodplain management measures your community adopts in accordance with 44 Code of Federal Regulations Section 60.3 (d).

As noted in FEMA's letter dated March 29, 2006, no significant changes have been made to the flood hazard data presented on the Preliminary and/or revised Preliminary copies of the FIRM for the City of Gaithersburg. Therefore, the City of Gaithersburg should use the Preliminary and/or revised Preliminary copies of the FIRM as the basis for adopting the required floodplain management measures. Final printed copies of the FIRM for the City of Gaithersburg will be sent to you within the next few months.

If you encounter difficulties in enacting the measures, I recommend you contact the Maryland Department of Environment. You may contact John Joyce, CFM, the National Flood Insurance Program (NFIP) State Coordinator, by telephone at (410) 631-4164, by mail at 1800 Washington Boulevard, Suite 430, Baltimore, Maryland 21230, or by e-mail at jjoyce@mde.state.md.us

The FEMA Regional staff in Philadelphia, Pennsylvania, is also available to provide technical assistance and guidance in the development of floodplain management measures. The adoption of compliant floodplain management measures will provide protection for the City of Gaithersburg and will ensure participation in the NFIP. The Regional Office may be contacted by telephone at (215) 931-5608 or by mail. Please send any inquiries to the Director, Federal Insurance and Mitigation Division, FEMA Region III, by mail at One Independence Mall, Sixth Floor, 615 Chestnut Street, Philadelphia, Pennsylvania 19106-4404.



The Honorable Sidney A. Katz

JUN 02 2006

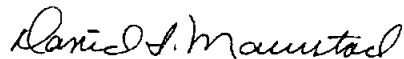
Page 2

The NFIP State Coordinating Office for your State has verified that Maryland communities may include language in their floodplain management measures that automatically adopt the most recently available flood elevation data provided by FEMA. The City of Gaithersburg's floodplain management measures may be sufficient if the measures include suitable automatic adoption language and are otherwise in accordance with the minimum requirements of the NFIP. The NFIP State Coordinator can assist you further in clarifying questions you may have about automatic adoption.

I realize that you may have already contacted the NFIP State Coordinator or the FEMA Regional Office, and may now be in the final adoption process or may have recently adopted the appropriate measures. If you have not adopted the appropriate measures, please consider this letter a formal reminder that you only have until September 29, 2006, to adopt the appropriate floodplain management measures and request approval from the FEMA Regional Office. The City of Gaithersburg's adopted measures will be reviewed upon receipt and the FEMA Regional Office will notify you when the measures are approved.

I recommend you submit your community's floodplain management measures and request for approval from the FEMA Regional Office by the effective date to avoid suspension from the NFIP.

Sincerely,



David I. Maurstad
Director
Mitigation Division

cc: Patricia G. Arcuri, Acting Regional Director, FEMA Region III
John Joyce, NFIP State Coordinator, Maryland Department of Environment
David B. Humpton, City Manager, City of Gaithersburg

Maryland Model Floodplain Management Ordinance

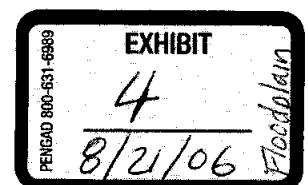
July 22, 1991 (Rev. 9/30/91; 9/1/95 MDE; 11/18/99, 1/6/04)

ORDINANCE # _____

AN ORDINANCE ESTABLISHING FLOODPLAIN ZONES WITHIN THE COMMUNITY OF _____ AND REQUIRING A PERMIT FOR ALL DEVELOPMENT WITHIN THE DESIGNATED FLOODPLAIN ZONE; PROVIDING CERTAIN MINIMUM STANDARDS FOR CONSTRUCTION WITHIN THE FLOODPLAIN ZONE; SETTING FORTH STANDARDS AND PROCEDURES FOR SUBMISSION AND APPROVAL OF PLANS FOR DEVELOPMENT; AND ESTABLISHING PENALTIES FOR FAILURE TO COMPLY WITH THE PROVISIONS OF THIS ORDINANCE.

THE _____, HEREIN REFERRED TO AS THE "LOCAL PERMITTING OFFICIAL" WILL HAVE THE AUTHORITY AND RESPONSIBILITY TO IMPLEMENT THIS ORDINANCE.

BE IT ENACTED AND ORDAINED BY THE _____ OF _____ AS FOLLOWS:



LIST OF CONTENTS

ARTICLE I	PURPOSE AND GENERAL PROVISIONS.....	2
SECT. 1.1	PURPOSE AND AUTHORITY	2
SECT. 1.2	ABROGATION AND GREATER RESTRICTIONS.....	2
SECT. 1.3	APPLICABILITY	2
SECT. 1.4	PARTIAL INVALIDITY AND SEVERABILITY.....	2
SECT. 1.5	DISCLAIMER OF LIABILITY.....	3
ARTICLE II	DEFINITIONS.....	4
ARTICLE III	PERMIT AND SUBDIVISION REVIEW PROCEDURES.....	7
SECT. 3.1	GENERAL	7
SECT. 3.2	INFORMATION FOR A PERMIT.....	7
SECT. 3.3	ISSUANCE OF PERMIT.....	8
SECT. 3.4	CONDITIONED PERMITS FOR ACCESSORY STRUCTURES AND GARAGES.....	8
SECT. 3.5	FEES.....	9
SECT. 3.6	PENALTIES	9
SECT. 3.7	SUBDIVISION REVIEW AND APPROVAL PROCEDURES	9
ARTICLE IV	ESTABLISHMENT OF FLOODPLAIN ZONES.....	10
SECT. 4.1	IDENTIFICATION OF FLOOD ZONES.....	10
SECT. 4.2	FLOODPLAIN ZONES	11
SECT. 4.3	FLOODPLAIN BOUNDARIES	11
ARTICLE V	DEVELOPMENT REGULATIONS IN FLOODPLAIN ZONES	12
PART A.	<i>NONTIDAL AND TIDAL FLOODPLAIN ZONES</i>	12
SECT. 5.1	GENERAL	12
SECT. 5.2	ELEVATION REQUIREMENTS - NEW AND SUBSTANTIALLY IMPROVED STRUCTURES.....	13
SECT. 5.3	FILL	13
SECT. 5.4	FLOOD PROTECTION SETBACK REQUIREMENT	14
PART B.	<i>FLOODWAYS</i>.....	14
SECT. 5.5	GENERAL	14
SECT. 5.6	ALTERNATIVE ANALYSIS REQUIREMENT.....	14
SECT. 5.7	EXISTING STRUCTURES.....	15
SECT. 5.8	MAINTENANCE OF NATURAL CHANNEL	15
SECT. 5.9	OBSTRUCTIONS.....	15
ARTICLE VI	SPECIFIC REQUIREMENTS	16
SECT. 6.1	PLACEMENT OF BUILDINGS AND MATERIALS	16
SECT. 6.2	ENCLOSURES BELOW LOWEST FLOOR.....	16
SECT. 6.3	MANUFACTURED HOMES AND MANUFACTURED HOME PARKS.....	16
SECT. 6.4	ANCHORING.....	17
SECT. 6.5	UTILITIES.....	17
SECT. 6.6	ACCESSORY STRUCTURES AND GARAGES	18
SECT. 6.7	RECREATIONAL VEHICLES.....	19
SECT. 6.8	FILL	19
ARTICLE VII	VARIANCES	20
SECT. 7.1	REASONS FOR GRANTING.....	20
SECT. 7.2	CONDITIONS	20
SECT. 7.3	FUNCTIONALLY DEPENDENT USES	21
ARTICLE VIII	EFFECTIVE DATE AND SUBSEQUENT AMENDMENTS.....	22

Article I Purpose and General Provisions

Sect. 1.1 Purpose and Authority

The purposes of this Ordinance are to protect human life and health, minimize property damage, encourage appropriate construction practices to minimize future damage, protect individuals from unwittingly buying land subject to flood hazards, and to protect water supply, sanitary sewage disposal, and natural drainage. The prevention of unwise development in areas subject to flooding will reduce financial burdens to the community and the State, and will prevent future displacement and suffering of its residents. This protection is achieved through the review of all activities proposed within identified floodplains and by the issuance of permits for those activities that comply with the objectives of this Ordinance.

Floodplains are an important asset to the community. They perform vital natural functions such as temporary storage of floodwaters, moderation of peak flood flows, maintenance of water quality, groundwater recharge, prevention of erosion, habitat for diverse natural wildlife populations, recreational opportunities, and aesthetic quality. These functions are best served if floodplains are kept in their natural state. Wherever possible, the natural characteristics of floodplains and their associated wetlands and water bodies should be preserved and enhanced.

This Ordinance provides a unified, comprehensive approach to floodplain management which addresses these natural floodplain functions and the Federal and State programs concerned with floodplain management. These programs are: the National Flood Insurance Program (44 CFR 59-79); the State's Waterway Construction Permit Program for nontidal floodplains; the State's Tidal and Nontidal Wetlands Permit Programs; the U.S Army Corps of Engineers' Section 10 and 404 Permit Programs; the State's Coastal Zone Management Program; and the Maryland Economic Growth, Resource Protection, and Planning Act of 1992. Decisions to alter floodplains, especially floodways and stream channels, should be the result of careful planning processes which evaluate resource conditions and human needs.

Sect. 1.2 Abrogation and Greater Restrictions

This Ordinance supersedes any ordinance in effect in flood-prone areas. However, any other ordinance shall remain in full force to the extent that its provisions are more restrictive.

Sect. 1.3 Applicability

Any person or entity proposing to do any development within the floodplain zone regulated by this Ordinance must first obtain a permit for that development from the local permitting agency, and must comply with all provisions of this Ordinance.

Sect. 1.4 Partial Invalidity and Severability

If any part of this Ordinance is declared invalid, the remainder of the Ordinance shall not be affected and shall remain in force.

Sect. 1.5 Disclaimer of Liability

The degree of flood protection provided by this Ordinance is considered reasonable for regulatory purposes and is based on engineering experience and scientific methods of study. Floods of greater magnitude may occur or flood heights may be increased by man-made or natural causes. This Ordinance does not imply that flooding will not occur outside of the delineated floodplain zone, nor that permitted development and land uses within the floodplain will be free of flooding and associated flood damage. This Ordinance does not create liability on the part of the Community, any officer, or employee thereof for any damage which may result from reliance on this Ordinance.

Article II Definitions

- 2.1 Accessory structure - a detached structure on the same parcel of property as the principal structure, the use of which is incidental to the principal structure, eg. a shed or detached garage.
- 2.2 Base Flood - the 100-year frequency flood event as indicated in the Flood Insurance Study, as amended, the elevation of which is used for regulatory purposes in this Ordinance.
- 2.3 Basement - an enclosed area which is below grade on all four sides.
- 2.4 Breakaway Wall - a wall that is not part of the structural support of a building and is intended to collapse under specific lateral loading forces without causing damage to the supporting foundation system of the building.
- 2.5 Certificate of Occupancy or Use - a permit to legally occupy or use a building for the intended purpose.
- 2.6 Development - any man-made change to improved or unimproved real estate, including, but not limited to buildings and other structures, dredging, fill, grading, paving, clearing, excavation, dumping, extraction, or storage of equipment or materials. Development includes subdivision of land.
- 2.7 Elevation Certificate - form supplied by the Federal Emergency Management Agency (FEMA) to certify as-built elevations of structures above mean sea level (NGVD).
- 2.8 Flood - general and temporary condition of partial or complete inundation of normally dry land areas from overflow of inland or tidal waters, or rapid unusual accumulation of runoff from any source.
- 2.9 Flood Insurance Rate Map (FIRM) - map which depicts the minimum special flood hazard area to be regulated by this Ordinance (unless a Floodway Map is available).
- 2.10 Floodplain - that land typically adjacent to a body of water with ground surface elevations that are inundated by the base flood.
- 2.11 Floodproofing - any combination of structural or nonstructural changes which reduce or eliminate flood damage to improved property.
- 2.12 Floodproofing Certificate - form supplied by FEMA to certify that a building has been designed and constructed to be structurally dry floodproofed to the Flood Protection Elevation.
- 2.13 Flood Protection Elevation (FPE) - the elevation of the base flood plus two/three feet freeboard.
- 2.14 Floodway - the channel and adjacent land area required to discharge the waters of the 100-year flood of a watercourse without increasing the water surface elevations more than a specified height.

- 2.15 Floodway Map - map which depicts floodways and special flood hazard areas to be regulated by this Ordinance.
- 2.16 Floodway Fringe - that portion of the floodplain outside the floodway.
- 2.17 Freeboard - an increment of elevation added to the base flood elevation to provide a factor of safety for uncertainties in calculations, wave actions, subsidence, or other unpredictable effects.
- 2.18 Historic Structure - a structure listed individually on the National Register of Historic Places, the Maryland Inventory of Historic Properties, a local inventory of historic places certified by the Maryland Historic Trust or the Secretary of the Interior, or preliminarily determined as meeting the requirements for such listing by the Maryland Historic Trust or the Secretary of the Interior, or determined as contributing to the historic significance of a historic district registered with Secretary of the Interior.
- 2.19 Lowest Floor - the lowest floor of the lowest enclosed area, including basement. An unfinished enclosure constructed of flood resistant materials used solely for parking of vehicles, storage, or building access in an area other than a basement is not the lowest floor, as long as it is supplied with water equalizing vents.
- 2.20 Manufactured Home - a transportable structure which is built on a permanent chassis and is designed for use with or without a permanent foundation when connected to the required utilities.
- 2.21 NGVD - National Geodetic Vertical Datum of 1929 elevation reference points set by the National Geodetic Survey based on mean sea level.
- 2.22 New Construction - a structure for which the start of construction commenced on or after the date of the adoption of the first effective Floodplain Management Ordinance adopted by the community, and includes any subsequent improvements.
- 2.23 One Hundred (100) Year Frequency Flood - The Base Flood, having one chance in a hundred of being equaled or exceeded in any year.
- 2.24 Permanent Structure - any structure occupying a site for more than 180 days per year.
- 2.25 Recreational Vehicle - a vehicle built on a single chassis which is 400 square feet or less at the longest horizontal projection, self propelled or towable, and designed primarily for temporary living while traveling or camping.
- 2.26 Repetitive Loss - flood related damage sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25% of the market value of the structure before the damage occurred.

- 2.27 Start of Construction - the date of issue of the building permit for any development, including new construction and substantial improvements, provided that the actual start of construction or improvement was within 180 days of permit issuance. The actual start of construction is the placement of the slab or footings, piles or columns, or actual placement of a manufactured home.
- 2.28 Structure - a walled and roofed building, including, but not limited to, manufactured homes, gas and liquid storage tanks, garages, sheds, and barns.
- 2.29 Substantial Damage - damage of any origin sustained by a structure, whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of its market value before the damage occurred.
- 2.30 Substantial Improvement - any repair, reconstruction, alteration, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure (less land value) either: (a) before the improvement or repair is started; or (b) if the structure incurred substantial damage and has been restored, before the damage occurred. Substantial improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences. The minimum repairs needed to correct previously identified violations of local health, safety, or sanitary codes, and alterations to historic structures which do not preclude their continued designation as historic structures are not considered substantial improvements. The term also includes structures which have incurred repetitive loss or substantial damage, regardless of the actual repair work performed.
- 2.30 Temporary Structure - any structure completely removed within 180 days from issuance of the permit.
- 2.31 Variance - the grant of relief from a term or terms of this Ordinance.
- 2.32 Wetland - any land which is: (1) considered private wetland or State wetland pursuant to Title 9, Wetland and Riparian Rights, Natural Resources Article, Annotated Code of Maryland; or (2) defined as wetland under the procedures described in the "Federal Manual for Identifying and Delineating Jurisdictional Wetlands" by the Federal Interagency Committee for Wetland Delineation, 1989, as amended.

Article III Permit and Subdivision Review Procedures

Sect. 3.1 General

A permit is required for all development in any Floodplain Zone. It shall be granted only after all necessary permit applications are submitted to federal and State agencies. A permit issued by the local permitting official under this Ordinance is not valid until all necessary permits for development are obtained. Receipt of federal or State permits does not exempt development from the provisions of this Ordinance.

Sect. 3.2 Information for a Permit

Applications for a Building Permit shall contain, at a minimum, the following information:

- a. name, address, and phone number of applicant (owner or agent of owner);
- b. name, address, and phone number of owner, if different;
- c. name, address, and phone number of contractor
- d. legal description of site location;
- e. proposed uses for the site;
- f. type, dimensions, and estimated cost of development proposed;
- g. site characteristics and improvements; and
- h. other information deemed appropriate by the local permitting official.

All permit applications must have a site plan drawn to scale which shows:

- a. dimensions of site;
- b. size and location of existing and proposed structures or alterations;
- c. setbacks;
- d. elevation contours in mean sea level (NGVD);
- e. delineation of the 100-year flood elevation and boundary; and
- f. proposed elevation of the lowest floor and method of elevation, if applicable.

The local permit official may require plans for tree maintenance, stormwater management, revegetation, establishment of vegetated buffers, and final grading as part of the permit application process.

All applicants shall agree in writing to provide an Elevation Certificate completed by a registered professional engineer or surveyor to certify the as-built lowest floor of any structure which must be elevated to or above the Flood Protection Elevation.

An Elevation Certificate must be submitted before a Certificate of Occupancy or Use may be issued. Work undertaken prior to submission of the certification is at the applicant's risk. For enclosed areas below the Flood Protection Elevation, a Nonconversion Agreement may be required, which includes an agreement to install water equalizing vents as specified in Sect. 6.2 of this Ordinance.

If an improvement to an existing structure is proposed, adequate information on the cost of the improvement and the market value of the structure before the improvement must be supplied to the local permitting official to allow a determination of substantial improvement. The local permitting official may use tax assessment records to determine substantial improvement. In floodway and coastal high hazard areas, permits shall be tracked by property location to determine if the cumulative value of improvements constitutes substantial improvement of a structure.

Sect. 3.3 Issuance of Permit

Considerations

Prior to issuance of a permit, the local permitting official shall determine the location of the project relative to floodways, floodplains, or V-zones and shall note on the permit the proper elevation to which the lowest floor of proposed structures must be elevated. In approximate floodplains where an elevation is not available, the applicant shall be required to obtain such elevation. The applicant must agree to secure all other required permits, an Elevation Certificate, Floodproofing Certificate, engineering analysis, or other required verifications deemed appropriate by the local permitting official.

Permits shall be granted by the local permitting official only after determining that the proposed development will be in complete conformance with the requirements of this Ordinance and all other applicable local codes and ordinances. All other necessary permits or approvals must be applied for or granted. Permits are valid only after all other necessary permits are granted.

Dam Safety

Caution should be exercised when approving development downstream of existing or proposed dams. The condition of the dam, as well as the design criteria, hazard class, and the danger reach, should be investigated to avoid increasing potential hazards. Dams must meet design criteria based on the potential impacts downstream of the dam.

Downstream development within the dam break flood wave shall be denied unless the dam meets the design standards for a high hazard dam.

After Issuance and During Construction

After issuance of a permit, no changes of any kind shall be made to the application, permit, or any of the plans, specifications, or other documents submitted with the application without the written approval of the local permitting official. A copy of the permit or other verification must be displayed at the construction site during construction activity.

Work on the permitted activity shall begin within 180 days of the issuance of the permit, or the permit shall expire, unless a written extension is granted by the local permitting official. Work shall be completed within one year of the date of the permit unless a greater time is specified in the permit or a written extension is granted.

During construction, the local permitting official or an authorized representative shall inspect the site to determine that the work is in compliance with the permit. Any work found to be noncompliant must be corrected before any additional work is undertaken.

Record of Permits

A record of all floodplain permits shall be maintained and be available upon request by the Federal Emergency Management Agency or its authorized agent (NFIP Coordinating Office, Maryland Department of the Environment) during periodic assessments of this community's participation in the National Flood Insurance Program. All documents needed to support any permit action, such as Elevation Certificates, map amendments or revisions, variance actions, shall be available for review during these assessments.

Sect. 3.4 Conditioned Permits For Accessory Structures and Garages

A conditioned permit may be issued at the discretion of the local permitting official to allow accessory structures up to a total size of 600 square feet below the 100-year elevation. In order to qualify, the structure's use must be incidental to the primary structure, and it can be used only for limited storage and parking of vehicles. The provisions of Sect. 6.6 must be met, including anchoring, water equalizing venting, and proper elevation of all electrical equipment. A Nonconversion Agreement or Declaration of Land Restriction must be completed prior to permit issuance.

- a. For accessory structures up to 300 square feet in area - structure must be anchored, vented, and Nonconversion Agreement completed.
- b. For accessory structures 300-600 square feet in area - structure must be anchored, vented, and a Declaration of Land Restriction recorded.
- c. For accessory structures greater than 600 square feet, the same conditions as in (b) above apply, plus a variance as described in Sect. 7.2 must be issued.

Sect. 3.5 Fees

A fee may be charged at the time of application.

Sect. 3.6 Penalties

A person who does not comply with a permit issued pursuant to the provisions of this Ordinance is guilty of a misdemeanor. Alternatively or in addition, the violation may be considered a civil infraction and a fine imposed, but a fine does not excuse the violation. Each day a violation continues is a separate offense. The violation must be corrected prior to any further work progressing on the project.

The Federal Insurance Administrator and the NFIP Coordinating Office, Maryland Department of the Environment must be notified by the local permitting official within 30 days after issuance of the citation of any violation which requires a fine or court appearance. New or renewal federal flood insurance may be denied any structure remaining in violation of this Ordinance. The violation may also violate State law, may be subject to separate action, and may incur a separate penalty.

Sect. 3.7 Subdivision Review and Approval Requirements

Requirement for Study and Delineation of Floodplains

A subdivision consisting of more than 5 lots or 5 acres is required to submit a flood study to delineate the floodplain and provide base flood elevations for any unstudied portion of a stream in that subdivision. Methods used to develop the floodplain and base flood elevations must be approvable by FEMA. No plan for a subdivision containing floodplain shall be reviewed unless the floodplain zones (floodway and floodplain, as applicable) and 100-year flood elevations are clearly delineated in the plan. The plan shall demonstrate how development in the floodplain will be avoided, and the floodplain maintained in a natural state to the extent possible.

Changes to Mapped Floodplains

If site studies indicate that the FEMA mapped floodplain is incorrectly delineated, revisions shall be made by through a Conditional Letter of Map Revision (CLOMR), Letter of Map Revision (LOMR), or Letter of Map Amendment (LOMA) issued by FEMA prior to subdivision approval. If required, as-built data must be provided to FEMA, and a

Letter of Map Revision (LOMR) issued prior to any structures being permitted. Floodplain changes should be authorized only when the actual conditions are not reflected in the mapped floodplain or for necessary public infrastructure. Fill to bring lots above the flood elevation should only be authorized in tidal floodplain areas.

Requirement to Preserve Floodplains and Natural Features

In all floodplain subdivisions, site constraints shall be resolved in the placement of lots, and plans for maintenance of forest cover, flood protection setbacks, revegetation, accommodation of stormwater runoff, prevention of erosion, and other plans required by the local permitting official must be submitted with subdivision proposals. The plans shall be evaluated as a whole to achieve maximum preservation of the natural and beneficial floodplain functions, desirable resources, and characteristics of each site. The plan for utility ingress, stormwater structures, road access, and other rights of way shall be evaluated in light of the site characteristics. Stormwater management devices may not encroach into the floodway, and should be kept out the floodplain, if possible. Floodplain areas and their natural vegetation shall be preserved and dedicated to natural buffer areas, open space, recreation, and similar compatible uses by deed restriction, restrictive covenants, or donation to a land trust to the extent possible. At a minimum, the area preserved shall include the flood protection setback area, and, to the greatest extent possible, other floodplain areas. Steep slopes and forested areas adjacent to watercourses shall also be given high priority for preservation. Some of these requirements may be waived at the discretion of the Planning staff, if a large portion of the site is floodplain, as may occur in tidal floodplains.

Building Sites Outside Floodplain

To achieve long-term flood damage avoidance and protection of the natural and beneficial floodplain functions, no new flood-prone building sites shall be created in any new subdivisions in nontidal floodplains regardless of size, number of lots, and location. Each lot platted must demonstrate that a building pad is outside of the 100-year floodplain, and the structure must be located on a flood-free portion of the site. The flood protection setback requirement of Sect. 5.4 shall be met. An access road at or above the elevation of the 100-year flood shall be provided.

Fill

Fill may not be used to create additional building lots and flood storage capacity shall be maintained. Fill shall not be placed in the floodway, nor cause any increase in flood heights anywhere in the nontidal floodplain. Fill in the nontidal floodplain may not be permitted without a variance. If a limited amount of fill in the floodway fringe is warranted or will result in a better site design, a variance may be considered. The developer should be prepared to provide compensatory storage or other concessions to protect the natural resources of the site to obtain the variance.

All other provisions of this Article and Article VI apply to subdivisions. The local permitting official may specify additional provisions in the plan review.

Article IV Establishment of Floodplain Zones

Sect. 4.1 Identification of Flood Zones

The regulatory floodplain shall be those areas of _____ which are subject to the 100-year flood, delineated on the most recent revision of the community's Floodway Maps and Flood Insurance Rate Maps (FIRM) and described in the Flood Insurance Study (FIS) prepared by the Federal Emergency Management Agency (FEMA). Floodway Maps and the FIS, if available for the community, must be used. Areas along nontidal streams that do not have FEMA delineations as described above are subject to regulation by this Ordinance and the State.

Sect. 4.2 Floodplain Zones

A community may have one or more of the following floodplain zones:

Nontidal Floodplains consist of the Floodway and the Floodway Fringe. Nontidal floodplains may have detailed engineering study data, profiles, and water surface elevations, or may have approximate delineations only.

Sect. 4.3 Floodplain Boundaries

Floodplain Zone Determination

The local permitting official will determine the floodplain zone in which the development activity is proposed using the Floodway Maps and FIS if available, or, if not, by using the FIRM. Without prior approval from FEMA, the community shall use no other data to enforce floodplain management regulations. In cases where a site in the mapped floodplain is above the elevation of the 100-year flood, a Letter of Map Amendment (LOMA) should be obtained from FEMA.

Approximate Floodplain Determination

For development proposed in the approximate floodplain (no water surface elevations or floodway data provided), the applicant must use the best available information to determine the elevation of the 100-year flood and the extent of the floodway, and must delineate these on the site plan submitted for approval. For new subdivisions, the applicant must have the 100-year flood elevations certified by a registered professional engineer based on hydrologic and hydraulic analyses which include a floodway analysis. For individual lot development, if no data are available, methods described in FEMA Publication #265 *Managing Floodplain Development in Approximate Zone A Areas*, should be used to determine the 100-year flood elevation at the site.

Unmapped Streams

In cases in which development is proposed in the vicinity of unmapped streams, which have no delineated 100-year floodplain, the 50 foot flood protection setback from the banks of the stream described in Sect. 5.4 may be used. State permits may be required and applicants are advised to seek a determination from the State.

Article V Development Regulations in Floodplain Zones

In order to prevent excessive flood damage and to allow for the protection of the natural and beneficial floodplain functions, the following provisions shall apply to all development, new construction, and substantial improvements to existing structures in all floodplain zones. If a structure is in more than one zone, the more stringent provisions shall apply to the entire structure. The specific requirements contained in Article VI also apply to development in this Article. Any approved development shall comply with all other zoning, environmental, water quality and sanitary regulations, as well as applicable State and federal requirements.

Watercourses

In all floodplain zones, any development which proposes to alter a watercourse must obtain a variance. All conditions for encroachment in the floodway must be met and adverse impacts to aquatic resources must be minimized. Adjacent communities and property owners, FEMA, and the Maryland NFIP Coordinating Office, Maryland Department of the Environment must be notified by the applicant before any modification may occur to watercourses. Any activity falling within the 100-year nontidal floodplain may require a waterway construction permit from the Water Management Administration, Maryland Department of the Environment.

Wetlands

Encroachment by development into wetlands is not allowed without State and federal permits. It is State and federal policy that disturbance of wetlands shall be avoided. The applicant must demonstrate that no alternatives exist and the encroachment is the minimum necessary. Mitigation may be required by the appropriate regulatory authorities.

Sediment and Stormwater Management

Any land disturbance permitted in the floodplain must have a stormwater management and sediment and erosion control plan as required by State and local regulations. The plan must include design of land contours that will not increase surface water runoff onto neighboring properties. Ground cover must be established immediately after disturbance, and a plan for permanent plantings, including trees, should provide for adequate vegetative cover within the flood protection setback from watercourses to prevent erosion.

Part A. Nontidal Floodplain Zones

Sect. 5.1 General

Development may not occur in the floodplain where alternative locations exist due to the inherent hazards and risks involved. Before a permit is issued, the applicant shall demonstrate that new structures cannot be located out of the floodplain and that encroachments onto the floodplain are minimized.

Sect. 5.2 Elevation Requirements - New and Substantially Improved Structures

Residential Structures

All new, substantially improved, or repetitive loss residential structures, including manufactured homes, shall have the lowest floor elevated to or above the Flood Protection Elevation. Basements are not permitted. In nontidal floodplains, horizontal expansions which increase the footprint and that are less than substantial shall also have the lowest floor elevated to or above the Flood Protection Elevation. The elevation of the lowest floor shall be certified by a registered surveyor or professional engineer on the Elevation Certificate, after the lowest floor is in place. Enclosures below the Flood Protection Elevation must be constructed with water equalizing vents to meet the specifications of Sect. 6.2. Improvements in tidal floodplains which are less than substantial shall be constructed to minimize damage during flooding or shall be elevated to the greatest extent possible.

Nonresidential Structures

All new, substantially improved, or repetitive loss nonresidential structures shall either be elevated as set forth above for residential structures or shall be floodproofed. Horizontal expansions in the nontidal floodplain which increase the footprint and that are less than substantial shall also have the lowest floor elevated to or above the Flood Protection Elevation. State regulations do not allow basements or the floodproofing option for new nonresidential structures in nontidal floodplains.

Floodproofing designs must insure that areas below the Flood Protection Elevation are watertight with walls substantially impermeable to the passage of water and with structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy for flooding to at least the Flood Protection Elevation. If the floodproofing is chosen over elevation in areas of tidal flooding, a variance must be obtained based on a Floodproofing Certificate completed by a registered professional engineer or architect who has reviewed the design specifications and certified that the nonresidential structure will meet the floodproofing standards. Methods requiring human intervention may not be used for new buildings, but may be considered in rare instances when improvements to existing buildings offer no other feasible alternative, provided that the variance specifically addresses the requirements for an action plan and yearly practice drills.

Sect. 5.3 Fill

The placement of more than 600 cubic yards of fill per parcel/lot in the floodplain is prohibited except by variance. Elevating buildings by other methods must be considered unless 600 cubic yards or less of fill are required. An applicant shall demonstrate that fill is the only alternative to raising the building to at least the Flood Protection Elevation, and that the amount of fill used will not affect the flood storage capacity or increase flooding onto neighboring properties.

In the event buildings on adjacent properties are known or determined to be subject to flooding under current conditions, the local permitting official may require submission of hydrologic and hydraulic analyses to adequately demonstrate the effects of the proposed fill. The conditions described in Sect. 6.8 must be met whenever fill is used.

Sect. 5.4 Flood Protection Setback Requirement

A minimum 100 foot flood protection setback shall be maintained from the edge of the banks of any watercourse delineated as having a floodplain on the Floodway Map or FIRM, except where the setback may extend beyond the floodplain. To prevent erosion, natural vegetation shall be maintained in this area. Where natural vegetation does not exist along the water course, and conditions for replanting are suitable, high priority shall be given to planting trees in the setback area to stabilize banks and enhance aquatic resources.

A minimum 50 foot flood protection setback shall be maintained from the top of the bank of any stream which has no designated floodplain. Natural vegetation shall be maintained and, if needed, trees planted.

For activities within the Chesapeake Bay Critical Area, a Critical Area buffer exemption will exempt proposed development from the flood protection setback requirement. However, new construction is prohibited within the reach of mean high tide.

The local permitting official may consider a variance if the applicant demonstrates that it is impossible to allow any development without encroachment into the flood protection setback area. The variance shall be the minimum necessary and shall be made only after due consideration is given to varying other siting standards, such as side, front, and back lot line setbacks. Necessary public works and temporary construction may be exempted from this Section.

Part B. Floodways

Sect. 5.5 General

Floodways shall be preserved to carry the discharge of the 100-year flood. Floodways present increased risks to human life and property because of their relatively faster and deeper flowing waters. Fill shall not be permitted. New structures shall not be permitted. New development shall not be permitted in the floodway where alternatives exist elsewhere or if any increase in water surface elevations will result from the 100-year flood.

Any development in the floodway which may result in any increase in water surface elevations or change to the floodway must be submitted to FEMA for a Conditional Letter of Map Revision. Hydrologic and hydraulic analyses based on existing floodway models and performed in accordance with standard engineering practices and certified by a registered professional engineer must be submitted. Failure to receive this Letter shall be grounds for denial of the permit.

An alternative analysis must be prepared for any development in the floodway before a permit may be issued. The provisions of Part A above, as well as Part B, apply to floodways.

Sect. 5.6 Alternative Analysis Requirement

Before a permit may be issued, an applicant shall submit an alternative analysis which demonstrates that:

- a. no reasonable alternatives exist outside the floodway;

- b. encroachment in the floodway is the minimum necessary;
- c. the development will withstand the 100-year flood without significant damage; and
- d. the development will not increase downstream or upstream flooding or erosion.

Sect. 5.7 Existing Structures

Existing structures in the floodway shall be substantially improved only by variance and if they can be brought into conformance with this Ordinance without increasing the footprint. Minor additions (less than substantial) must be elevated to the Flood Protection Elevation on pilings or columns. In the event of substantial damage or replacement, the applicant shall submit an alternative analysis to determine if the structure can be relocated to a less hazardous site. Where replacement structures cannot be relocated, they shall be limited to the footprint of the previous structure and must comply with the elevation requirements of Sect. 5.2 of this Ordinance. Permits for incremental improvements and additions shall be tracked by the local permitting official, and if cumulative improvements constitute substantial improvement, no further permits may be issued unless the structure conforms to the provisions of this Ordinance.

Sect. 5.8 Maintenance of Natural Channel

The natural watercourse shall be maintained for protection of aquatic resources. A variance is required for alteration of watercourses. Any variance issued must assure that the conditions for encroachment in the floodway are met, adverse impacts to aquatic resources are minimized, and the public good outweighs the adverse impacts. The provisions of Article V pertaining to altering a watercourse must be met.

Sect. 5.9 Obstructions

Structures or fill which may impede, retard, or change the direction of the flow of flood waters, or any materials that may be carried downstream to cause damage shall not be placed in the floodway. Fences, except two wire fences, shall not be placed in the floodway.

Article VI Specific Requirements

In addition to the requirements outlined in Article V, the following specific requirements must be applied.

Sect. 6.1 Placement of Buildings and Materials

In general, buildings and accessory structures should be located entirely out of the floodplain, out of the flood protection setback, or on land that is least susceptible to flooding. All structures permitted in the floodplain shall be oriented so as to offer the least resistance to the flow of flood waters.

Materials which are buoyant, flammable, explosive, hazardous to health, or which at times of flooding may be injurious to human, animal, or plant life, shall not be stored below the Flood Protection Elevation.

Sect. 6.2 Enclosures Below Lowest Floor

Buildings which have been elevated and have fully enclosed areas below the Flood Protection Elevation, as well as garages and accessory structures which are not elevated (Sect. 6.6), shall be constructed with water equalizing vents which meet or exceed the following standards:

1. a minimum of two openings on different walls having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
2. the bottom of all openings shall be no higher than one foot above grade; and
3. openings may be equipped with screens, louvers, valves, or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters to equalize hydrostatic forces on the walls.

Fully enclosed areas below the Flood Protection Elevation shall be used solely for parking of vehicles, access to the building, or storage. If such areas are enclosed, a Declaration of Land Restriction as described in Sect. 3.4 must be recorded against the deed to the property by the applicant.

In coastal high hazard areas, enclosures below the Flood Protection Elevation shall comply with the provisions of Sect. 5.12 of this Ordinance.

Sect. 6.3 Manufactured Homes and Manufactured Home Parks

New manufactured homes and manufactured home parks are prohibited in the coastal high hazard area and in the floodway. In other floodplain zones, all new, replacement, or substantially improved manufactured homes, whether in a manufactured home park or not, shall comply with Sect. 5.2 of this Ordinance.

Methods of anchoring shall include use of over-the-top and frame ties to ground anchors. Pilings or columns shall be used to maintain storage capacity of the floodplain. Concrete block support pilings must be reinforced by placing reinforcing bars inside and extending them into the footing, filling the hollows with cement, and using mortar to cement the blocks together. FEMA Publication 85, "Manufactured Home Installation in Flood Hazard Areas", should be consulted for specific recommendations.

Manufactured homes repaired or replaced because of substantial damage due to flooding or other causes are considered to be new structures and must fully comply with Sect 5.2.

Owners of manufactured home parks or subdivisions that are partially or fully within the floodplain must file an evacuation plan with the local emergency management agency. In nontidal floodplains, a flood free access road shall be provided in all new manufactured home parks and subdivisions.

Sect. 6.4 Anchoring

All structures shall be firmly anchored in accordance with acceptable engineering practices to prevent flotation, collapse, and lateral movement during flooding. All air ducts, large pipes, and storage tanks located below the Flood Protection Elevation shall be firmly anchored to resist flotation.

Sect. 6.5 Utilities

Electric

All electric utilities to the building side of the meter, both interior and exterior to the building, are regulated by this Ordinance. Distribution panel boxes must be at least 2 feet above the Flood Protection Elevation. All outlets and electrical installations, such as heat pumps, air conditioners, water heaters, furnaces, generators, distribution systems, including duct work, must be installed at or above the Flood Protection Elevation. Replacement HVAC equipment shall be elevated to the Flood Protection Elevation unless proven to be impractical.

Plumbing

Toilets, sinks, showers, water heaters, pressure tanks, furnaces, and other permanent plumbing installations must be installed at or above the Flood Protection Elevation.

Gas

Gas meters and gas appliances must be installed at or above the Flood Protection Elevation.

Fuel Tanks

All gas (propane) tanks installed in the floodplain are required to be anchored to prevent flotation in accordance with the National Fire Protection Association Code 58, Section 3-2.2.7 (h), which states: "Where necessary to prevent flotation due to possible high flood waters around aboveground or mounded containers, or high water table for those underground and partially underground, containers shall be secured." This ordinance also requires that all tanks installed in floodplain areas be either elevated or adequately anchored to prevent flotation up to the Flood Protection Elevation.

All fuel oil storage tanks installed in the floodplain must be either elevated or securely anchored to prevent flotation up to the Flood Protection Elevation. Vent

pipes must extend to or above the Flood Protection Elevation and fill caps below the Flood Protection Elevation must be screw type with a tight fitting gasket to prevent mixing of water with oil.

Water Supply and Sanitary Facilities

Water supply distribution and sanitary disposal collection systems must be designed to minimize or eliminate the infiltration of flood waters into the systems or discharges from the systems into flood waters and shall be located and constructed so as to minimize or eliminate flood damage. On-site sewage disposal systems shall meet these same standards.

Sect. 6.6 Accessory Structures and Garages

Where feasible, accessory structures and garages should be located out of the floodplain or elevated to or above the Flood Protection Elevation. When these measures are not feasible the following apply:

- a. the floor of the structure must be at or above grade;
- b. the structure must be located, oriented, and constructed to minimize flood damage; and
- c. the structure must be firmly anchored to prevent flotation.

Attached Garages

A garage attached to the main structure shall be elevated to the greatest extent possible, but may be permitted as an exemption to the strict elevation requirement if it is used solely for parking of vehicles, storage, or building access and is no more than 600 square feet in area. Attached garages must meet the venting requirements of Sect. 6.2, have all interior walls, ceilings, and floors below the Flood Protection Elevation unfinished, and have no machinery or electric devices or appliances located below the Flood Protection Elevation. A Declaration of Land Restriction as described in Sect. 3.4 must be recorded against the deed to the property by the owner stating that the garage may never be used for human habitation without first becoming fully compliant with this Ordinance for attached garages.

Detached Garages and Accessory Structures

An accessory structure or detached garage may be permitted below the 100-year flood elevation if it is less than 300 square feet, used solely for parking of vehicles and limited storage, meets the venting requirements of Sect. 6.2, has all interior wall, ceiling, and floor elements below the Flood Protection Elevation unfinished, and has no machinery, electric devices, or appliances located below the Flood Protection Elevation. A Nonconversion Agreement must be signed by the property owner.

An accessory structure or a detached garage between 300 and 600 square feet may be permitted below the Flood Protection Elevation only by a conditioned permit described in Sect. 3.4, and having a Declaration of Land Restriction recorded against the deed to the property prior to permit issuance.

Any accessory structure or garage larger than 600 square feet in area must be elevated properly or be able to meet all applicable requirements under the variance procedure in Sect. 7.1 and 7.2 of this Ordinance, and meet the conditions of the paragraph above.

Sect. 6.7 Recreational Vehicles

Recreational vehicles located within the floodplain may be exempted from the elevation and anchoring requirements provided they are:

- a. located on the site less than 180 consecutive days per year;
- b. fully licensed and ready for highway use; and
- c. properly permitted.

A recreational vehicle is ready for highway use if it is on its wheels and jacking system, is attached to the site only by quick disconnect type utilities and securing devices, and has no permanently attached additions. If it cannot meet all of these criteria, the recreational vehicle must be considered a manufactured home and is subject to the elevation and construction standards of this Ordinance.

Sect. 6.8 Fill

Fill is discouraged because storage capacity is removed from floodplains. Other methods of elevating structures should be considered first, and fill used only if other methods are not feasible. Fill may not be placed in the floodway. Fill may not be used for structural support in coastal high hazard areas. Fill may not be placed in tidal or nontidal wetlands without the required State and federal permits.

Fill must consist of soil and rock materials only. Dredged material may be used as fill only upon certification of suitability by a registered professional geotechnical engineer. Landfills, rubble fills, dumps and sanitary fills are not permitted in the floodplain.

Fill used to support structures must be compacted to 95% of the maximum density obtainable by the Standard Proctor Test (ASTM Standard D-698), and its suitability to support structures certified by a registered professional engineer. Fill slopes shall be no greater than two horizontal to one vertical. Flatter slopes may be required where velocities may result in erosion.

The use of fill shall not increase flooding or cause drainage problems on neighboring properties.

Article VII Variances

Sect. 7.1 Reasons for Granting

The Appeal Board shall hear and decide appeals and requests for variances from the requirements of this Ordinance. Conditions may be attached to the variance action, and variance actions must be consistent with sound floodplain management. Variances may not be issued except as specified below, nor shall variances be issued for any encroachment in floodways if any increase in the 100-year flood levels will result. Historic structures may be granted variances consistent with regard to a proper balance between maintaining their historic nature and good floodplain management, provided that the proposed improvements will not affect their historic listing.

Variances shall only be issued upon:

- a. a showing of good and sufficient cause;
- b. a determination that failure to grant a variance would result in exceptional hardship (other than economic) to the applicant; and
- c. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud or victimization of the public, or conflict with existing local and State laws or ordinances.

The variance action shall be the minimum necessary, considering the flood hazard, to afford relief. In considering a variance action, comments from the NFIP Coordinating Office, Maryland Department of the Environment must be taken into account and maintained with the permit file.

Sect 7.2 Conditions

Variances may not be granted for the following:

- a. placement of fill or any development in the floodway if any increase in flood levels would result;
- b. placement of fill in the coastal high hazard area for structural support; or
- c. new buildings in the floodway.

For any variance issued, a letter shall be sent to the applicant indicating the terms and conditions of the variance, the increased risk to life and property in granting the variance, and the increased premium rates for National Flood Insurance coverage. The applicant shall be notified in writing of the requirement for recordation of these conditions on the deed or Declaration of Land Restriction prior to obtaining a permit, and of the need to secure all necessary permits as conditions for granting a variance. The Declaration is described in Article 3-102 and 3-103 of the Real Property Article of the Annotated Code of Maryland.

The local permitting official shall maintain a record of all variance actions and the justification for their issuance, as well as all correspondence. This record must be available for periodic review by FEMA and its agents. The number of variance actions should be kept to a minimum.

Sect. 7.3 Functionally Dependent Uses

Variances may be issued for new construction and substantial improvements for the conduct of a functionally dependent use. A functionally dependent use cannot perform its intended purpose unless it is located or carried out in close proximity to water. It includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. The variance may be issued only upon sufficient proof of the functional dependence. The provisions of Sect. 7.1 and 7.2 must be met and the structure must be protected by methods that minimize flood damage up to the Flood Protection Elevation and must create no additional threats to public safety. This may require methods of "wet floodproofing" which allow the structure to flood without significant damage. Methods of floodproofing must not require human intervention.

Article VIII Effective Date and Subsequent Amendments

This ordinance is hereby enacted and shall become effective _____
This Ordinance shall be amended as required by the Federal Emergency Management Agency,
44 Code of Federal Regulations. All subsequent amendments to this ordinance are subject to
approval of the Federal Emergency Management Agency and the NFIP Coordinating Office,
Maryland Department of the Environment.

Signed:

Title:

Date:

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

August 7, 2006

CALL TO PODIUM:

Trudy Schwarz

RESPONSIBLE STAFF:

Trudy Schwarz, Community Planning
Director

Jim Arnoult, Director, Department of
Public Works, Park Maintenance and
Engineering

Erica Shingara, Environmental
Services Director

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing
	Historic District
	Consent Item
X	Ordinance -Introduction
	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item
is a public hearing)

Introduced	08/07/2006
Advertised	
Hearing Date	08/21/2006
Record Held Open	
Policy Discussion	

TITLE:

Introduction of an Ordinance To Amend Chapter 10 Of The City Code (Floodplain Ordinance), Article I, Entitled, "Site In General," Article II, Entitled, "Permit Process," Article III, Entitled, "Establishment Of Floodplain Zones," Article IV, "Development Regulations In Floodplain Zones," And Article V, Entitled "Specific Requirements" So As To Comply With Federal Emergency Management And State Of Maryland Requirements

SUPPORTING BACKGROUND:

In September of 2005, the Federal Emergency Management Administration (FEMA) of the Department of Homeland Security sent the City new Digital Flood Insurance Maps (DFIRM) and a Flood Insurance Study (FIS). City staff, along with the staff of Montgomery County and other jurisdictions in the County, met with FEMA and the contractor conducting the study on December 13, 2005. As part of the meeting, the City's Floodplain Ordinance was submitted to FEMA for their review. On January 13, 2006, a letter was sent requesting changes to the code section related to "Substantial Improvement." Following that, staff also compared the existing ordinance to the State of Maryland's updated model ordinance. Changes have been incorporated in the proposed amendment to the Floodplain Ordinance to conform to both the State and FEMA requirements.

Tentative schedule:

Public Hearing: August 21, 2006

Attachments:

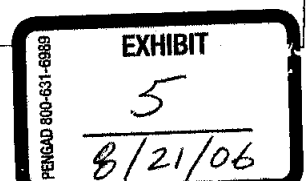
Draft Ordinance

January 10, 2006 Letter from FEMA

June 2, 2006 Letter from FEMA

DESIRED OUTCOME:

Vote on Introduction of Ordinance





August 4, 2006

Ashby Tanner
Law Section
The Gaithersburg Gazette
P.O. Caller 6006
Gaithersburg, Maryland 20884

Dear Ms. Tanner:

Please publish the following legal advertisement in the **August 9, 2006**, issue of the Gaithersburg Gazette.

Sincerely,

Trudy M. W. Schwarz, Community Planning Director
Planning & Code Administration

ASSIGNED CODE: FLOODPLAIN ACCT No. 133649

NOTICE OF PUBLIC HEARING

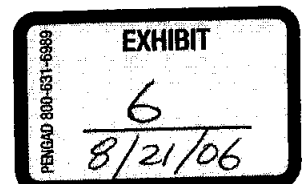
The Mayor and City Council of the City of Gaithersburg will hold a public hearing on an Ordinance filed by Trudy Schwarz, for the Mayor and Council on

**MONDAY
AUGUST 21, 2006
AT 7:30 P.M.**

or as soon thereafter as it may be heard in the Council Chambers at City Hall, 31 South Summit Avenue, Gaithersburg, Maryland. The application requests Ordinance To Amend Chapter 10 Of The City Code (Floodplain Ordinance), Article I, Entitled, "Site In General," Article II, Entitled, "Permit Process," Article III, Entitled, "Establishment Of Floodplain Zones," Article IV, "Development Regulations In Floodplain Zones," And Article V, Entitled, "Specific Requirements," so as to comply with Federal Emergency Management and State of Maryland Requirements.

Further information may be obtained from the Department of Planning and Code Administration at City Hall, 31 South Summit Avenue, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The proposed ordinance can also be viewed on the City's website at www.gaithersburgmd.gov under Agendas and Legal Ads. To register your intent to testify at the public hearing, or for any questions related to the ordinance, please contact Trudy Schwarz at the Planning and Code Administration at (301) 258-6330

Trudy Schwarz, Community Planning Director
Planning and Code Administration



City of Gaithersburg • 31 South Summit Avenue, Gaithersburg, Maryland 20877-2098
301-258-6300 • FAX 301-948-6149 • TTY 301-258-6430 • cityhall@gaitersburgmd.gov • www.gaithersburgmd.gov

MAYOR
Sidney A. Katz

COUNCIL MEMBERS
Stanley J. Alster
Geraldine E. Edens
Henry F. Marraffa, Jr.
John B. Schlichting
Michael A. Sesma

CITY MANAGER
David B. Hampton



CITY OF GAITHERSBURG
31 South Summit Avenue
Gaithersburg, Maryland 20877
Telephone: 301-258-6330

NOTICE OF PUBLIC HEARING

The City of Gaithersburg Mayor and Council will conduct a public hearing at the time and place noted below.

Meeting: MAYOR AND COUNCIL
Application Type: AMENDMENT TO THE CITY CODE
Chapter: CHAPTER 10 - FLOODPLAIN
Day/ Date/Time: MONDAY, AUGUST 21, 2006
Place: COUNCIL CHAMBERS, GAITHERSBURG CITY HALL
31 SOUTH SUMMIT AVENUE

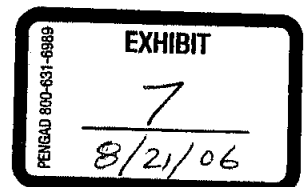
*****IMPORTANT*****

This is a proposal to amend Chapter 10 Of The City Code (Floodplain Ordinance), Article I, Entitled, "Site In General," Article II, Entitled, "Permit Process," Article III, Entitled, "Establishment of Floodplain Zones," Article IV, "Development Regulations In Floodplain Zones," and Article V, Entitled "Specific Requirements" so as to comply with Federal Emergency Management and State of Maryland Requirements (A copy of the draft ordinance can be viewed at www.gaithersburgmd.gov under Agendas and Legal Ads.) This is an opportunity to publicly participate, other than providing written testimony that must be submitted before the public hearing record closes. Contact the Planning and Code Administration City Planner (listed below) at 301- 258-6330 if you should have any questions and/or to learn more about this process and your ability to offer testimony and input.

View Mayor and City Council and Planning Commission meetings live on Gaithersburg Television, Comcast Channel 13 within the City limits, or via streaming video at www.gaithersburgmd.gov/tv. Meetings are rebroadcast for one week on television, and are archived within 24 hours for viewing at any time on the City's website.

CITY OF GAITHERSBURG

By: Trudy M.W. Schwarz
Trudy M.W. Schwarz, Community Planning Director
Planning and Code Administration



NOTICES SENT THIS 8th DAY OF AUGUST TO:

APPLICANT AND INTERESTED PARTIES

(A list of interested parties and agencies is available in the file in the Planning and Code Administration.)

MAYOR AND COUNCIL

CITY STAFF

David B. Humpton, City Manager
Frederick J. Felton, Assistant City Manager
Tony Tomasello, Assistant City Manager
Cathy Borten, City Attorney
Britta Monaco, Public Information Director
Doris Stokes, Administrative Assistant
Jeff Baldwin, City Web Administrator (via email)

MD STATE HWY ADMIN
9300 KENILWORTH AVE
GREENBELT MD 20770

MONTGOMERY CO MARYLAND
101 MONROE ST
ROCKVILLE MD 20850

MARYLAND MUNICIPAL LEAGUE
1212 WEST STREET
ANNAPOLIS MD 21401

AMBERFIELD HOA
C/O ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

AMBERFIELD HOA
C/O EVAN MEYERS
613 SUFFIELD DR
GAITHERSBURG MD 20878

AUDOBON SQUARE HOA INC
C/O COMMUNITY ASSN INC
18401 WOODFIELD RD, SUITE H
GERMANTOWN MD 20875

AUDUBON SQUARE HOA
C/O DALE HEMKE
524 CAROUSEL CT
GAITHERSBURG MD 20877

BENNINGTON COMMUNITY ASSN
C/O KITTY COSTELLO
15 GOODPORT CT
GAITHERSBURG MD 20878

BENNINGTON COMMUNITY ASSN
C/O WANDA HARICH
28E DARBY CT
GAITHERSBURG MD 20878

BRIGHTON EAST CONDO I
C/O NAN KING
514 W DEER PARK ROAD
GAITHERSBURG MD 20877

BRIGHTON EAST CONDO II
C/O ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

BRIGHTON EAST CONDO III
C/O ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

BRIGHTON EAST CONDO III
C/O GEORGE WILLIAMS
224 WEST DEER PARK RD
GAITHERSBURG MD 20877

BRIGHTON WEST CONDO I
C/O DARCI YOUNG
QUANTUM
5101 RIVER ROAD SUITE 101
ROCKVILLE MD 20852

BRIGHTON WEST CONDO I
C/O MEREDITH WORTHINGTON
668 WEST SIDE DRIVE
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO I
C/O MEREDITH WORTHINGTON
668 WEST SIDE DR
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO II
C/O JOANNE WHITLOCK
784 WEST SIDE DRIVE
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO III
C/O FALLER MANAGEMENT
5307 RANDOLPH RD
ROCKVILLE MD 20852

BRIGHTON WEST CONDO III
C/O SUSAN CARDENAS
872 WEST SIDE DR
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO IV
C/O JIMMY PENNYWELL
1018 WEST SIDE DR
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO IV
C/O VISTA MANAGEMENT
1131 UNIVERSITY BLVD WEST #101
SILVER SPRING MD 20902

BRIGHTON WEST CONDO V
C/O ANA SEGURA
1034 WEST SIDE DRIVE
GAITHERSBURG MD 20878

BRIGHTON WEST CONDO V
C/O QUANTUM
5429 EDSON LANE
ROCKVILLE MD 20852

CAROLAN COURTS CONDO
C/O PAUL ASSOC INC
BARRY VERMEULEN
6935 WISCONSIN AVE #400
CHEVY CHASE MD 20815

CAROLAN COURTS CONDOS
C/O DONALD ROBERTS
8 TRENTON CT
GAITHERSBURG MD 20877

CEDAR VILLAGE
C/O MTM MANAGEMENT ASSOC
PO BOX 506
DAMASCUS MD 20872

CEDAR VILLAGE HOA
C/O RAFAEL GALAN
579 SUMMIT HALL RD
GAITHERSBURG MD 20877

CLARKSBURG RICH HOA
C/O RUPERT LERAY
13310 CAPAWBA MANOR WAY
CLARKSBURG MD 20871

COPPERFIELD CROSSING II
C/O MAIN ST PROPERTY MGMT
9 PARK AVENUE
GAITHERSBURG MD 20877

COPPERFIELD CROSSING II
C/O RALPH KANTROWITZ
226 KENTLANDS BLVD #301
GAITHERSBURG MD 20878

COPPERFIELD CROSSING INC
C/O PAUL WALDRON
931 BEACON SQUARE COURT #2
GAITHERSBURG MD 20878

COURTYARDS AT RIO CO ASSN
C/O GREG LEACH
15708 WINNERS DR
GAITHERSBURG MD 20878

CROSS GREEN CONDO ASSN
C/O DONNA HANNER
334-B CROSS GREEN STREET
GAITHERSBURG MD 20878

DEER PARK PLACE HOA
C/O ANDREW BOVE
157 BRALAN LANE
GAITHERSBURG MD 20877

DIAMOND FARM HOMES CORP
C/O FRANK SLEDGE
19 MIDLINE CT
GAITHERSBURG MD 20878

DORSEY ESTATES HOA
C/O DEBBIE STEINBRINK
11538 SULLNICK WAY
GAITHERSBURG MD 20877

EMORY WOODS HOA
C/O SCOTT SHERMAN
9111 EMORY WOODS TERRACE
GAITHERSBURG MD 20877

EXECUTIVE DIRECTOR
GGCC
4 PROFESSIONAL DR STE 132
GAITHERSBURG MD 20879

FERNSHIRE FARMS HOA
C/O LARRY SEEGER
1015 BAYRIDGE TER
GAITHERSBURG MD 20878

FERNSHIRE FARMS HOA
C/O VANGUARD MANAGMT ASSOC
PO BOX 39
GERMANTOWN MD 20875

FOXWOOD HOA
C/O ARLENE BLAYLOCK
102 MIDDLEPOINT CT
GAITHERSBURG MD 20877

GATEWAY COMMONS HOA
C/O DAVID SOLORIO
310 SWARTHMORE AVE
GAITHERSBURG MD 20877

GATEWAY COMMONS HOA
C/O THE MANAGEMENT GROUP
ONE BANK ST #301
GAITHERSBURG MD 20878

GREENS OF WARTHER CONDOS
C/O SHARON LEACH
126 BARNSFIELD COURT
GAITHERSBURG MD 20878

GREENS OF WARTHER HOA
C/O ABARIS REALTY
12009 NEBEL ST
ROCKVILLE MD 20852

HIDDEN ORCHARDS HOA
C/O DAVID STUDLEY
716 BEACON HILL TER
GAITHERSBURG MD 20878

KENTLANDS CITIZENS ASSEMBLY
C/O RICHARD ARKIN
121 SELBY STREET
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN I
C/O ABE SCHNEIDER
110 CHEVY CHASE STREET #4
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN II
C/O MEL RUSHFIELD
120 CHEVY CHASE STREET #4
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN III
C/O NEIL GARSON
130 CHEVY CHASE STREET
GAITHERSBURG MD 20878

KENTLANDS CONDO ASSN IV
C/O HARRY STERN
140 CHEVY CHASE STREET
GAITHERSBURG MD 20878

KENTLANDS RIDGE CONDO INC
C/O CHARLES PAQUETTE
134 KENDRICK PL
GAITHERSBURG MD 20878

KENTLANDS RIDGE CONDO INC
C/O CMC
485 TSCHIFFELY SQUARE RD
GAITHERSBURG MD 20878

KENTLANDS VIEW CONDO INC
C/O CAROL WALDROP
410 RIDGEPOINT PL #14
GAITHERSBURG MD 20878

KENTLANDS VIEW CONDO INC
C/O MAIN ST PROP MANGMT
9 PARK AVENUE
GAITHERSBURG MD 20877

LAKEFOREST GLEN HOA
C/O GAFFIGAN MGT INC
14904 NEW HAMPSHIRE AVE
SILVER SPRING MD 20905

LAKEFOREST GLEN HOA
C/O TOM LONG
1304 TRAVIS VIEW CT
GAITHERSBURG MD 20879

LAKELANDS
C/O CMC
PO BOX 10821
CHANTILLY VA 20153

LAKELANDS HOA
C/O JOE CORATOLA
10 GOLDEN ASH WAY
GAITHERSBURG MD 20878

LAKELANDS HOA
C/O STEVE ECKERT
8120 WOODMONT AVE #3
BETHESDA MD 20814

LAKELANDS MAIN ST CONDO ASSN
C/O RICH BRANCATO
647-A MAIN ST
GAITHERSBURG MD 20878

LILAC GARDENS HOA
C/O KR SHAH
2 WINESAP CT
GAITHERSBURG MD 20878

LILAC GARDENS HOA
C/O MAIN STREET PROPERTY
MANAGEMENT
9 PARK AVENUE
GAITHERSBURG MD 20877

LONGDRAFT ESTATES HOA
C/O ALAN ROSEN
17017 SIOUX LN
GAITHERSBURG MD 20878

MONTGOMERY MEADOWS HOA
C/O LINDA HARRISON
1024 TRAVIS LN
GAITHERSBURG MD 20879

NELLIE MASKAL
M-NCPPC
8787 GEORGIA AVE
SILVER SPRING MD 20910

NEWPORT ESTATES SEC II
C/O THE MGMT GRP ASSOC
ONE BANK ST #301
GAITHERSBURG MD 20878

NEWPORT ESTATES SEC III
C/O THE MANAGEMENT GROUP
ONE BANK ST #301
GAITHERSBURG MD 20878

NEWPORT ESTATES SECTION I
C/O RON HECKMAN
8 MICHAEL CT
GAITHERSBURG MD 20877

NEWPORT ESTATES SECTION II
C/O SHELBY COMPTON
60 STATE CT
GAITHERSBURG MD 20877

NEWPORT ESTATES SECTION III
C/O SUSAN VELASQUEZ
16 NINA CT
GAITHERSBURG MD 20877

NO. 8 RUSSELL AVE HOA
C/O DELBE REAL ESTATE
5185 MACARTHUR BLVD NW #115
WASHINGTON DC 20016

NO. 8 RUSSELL AVE HOA
C/O NIMAL GUNATILLEKE
8 RUSSELL AVE #405
GAITHERSBURG MD 20877

OAKS @ WASH WOODS COMM ASSN
C/O YALE WEISBERG
804 AMBER TREE CT #203
GAITHERSBURG MD 20878

OLD CARRIAGE HILL HOA
C/O MRS JO TERRELL
932 WILD FOREST DR
GAITHERSBURG MD 20879

ORCHARD HILLS HOA
C/O BRIAN WEIBLINGER
147 APPLE BLOSSOM WAY
GAITHERSBURG MD 20878

ORCHARD PLACE HOA
C/O MARY ANN SULLIVAN
7 NAPA VALLEY RD
GAITHERSBURG MD 20878

ORCHARDS HOA
C/O PAULA SUMMEROUR
62 TIMBER ROCK RD
GAITHERSBURG MD 20878

PARK SUMMIT CONDO
C/O VANGUARD MANGMT ASSOC
PO BOX 39
GERMANTOWN MD 20875

PARK SUMMIT CONDOS
C/O JAMES CRANK
303 PALMSRING DR #11
GAITHERSBURG MD 20878

PARK SUMMIT HOA
C/O MAC MOXLEY
756 CLIFFTOP DRIVE
GAITHERSBURG MD 20878

PARK SUMMIT HOA
C/O MAIN STREET PROP MGMT
9 PARK AVENUE
GAITHERSBURG MD 20877

POTOMAC OAKS HOA
C/O CMI
780 QUINCE ORCHARD BLVD
GAITHERSBURG MD 20878

POTOMAC OAKS HOA
C/O PAM WILSON
780 QUINCE ORCHARD BLVD
GAITHERSBURG MD 20878

QUINCE ORCHARD PARK HOA
C/O COMMUNITY MANAGMT CORP
12701 FAIR LAKES CIR #400
CHANTILLY VA 20153

QUINCE ORCHARD PARK HOA
C/O TROY KENNEDY
449 WINTER WALK DR
GAITHERSBURG MD 20878

REGIONAL PLANNER
MD DEPT OF PLANNING
301 W PRESTON ST
BALTIMORE MD 21201-2305

REDA SQUARE HOA
C/O FRANCES WINTER
2 GLAZEBROOK CT
GAITHERSBURG MD 20878

ROSEMONT CITIZENS ASSN
C/O CAROL BLUM GORDON
9200 ROSEMONT DR
GAITHERSBURG MD 20877

SAYBROOKE HOA
C/O JIM HARRIS
304 SAYBROOKE VIEW DR
GAITHERSBURG MD 20877

SHADY GROVE III COM ASSN
C/O ABARIS REALTY INC
12009 NEBEL ST
ROCKVILLE MD 20852

SHADY GROVE III COMM ASSN INC
C/O MARK HACKMAN
64 APPLESEED LN
GAITHERSBURG MD 20878

SHADY GROVE VILL COMM CO CORP
C/O TOM CREAMER
160 GOLD KETTLE DRIVE
GAITHERSBURG MD 20878

SHADY GROVE VILL CONDO ASSN
C/O BRUCE CLARK
22 BLUE RIBBON CT
GAITHERSBURG MD 20878

SHADY GROVE VILLAGE CONDO
C/O PAUL ASSOC INC
6935 WISCONSIN AVE #400
CHEVY CHASE MD 20815

SHADY GROVE VILLAGE I
C/O MTM MANGMT ASSOC
PO BOX 506
DAMASCUS MD 20872

SHADY GROVE VILLAGE I HOA
178 GOLD KETTLE DR
GAITHERSBURG MD 20878

SHADY GROVE VILLAGE II CONDO
C/O NELSON LE ROY
4 SUPREME COURT
GAITHERSBURG MD 20878

THE WOODS @ MUDDY BRANCH
C/O MTM MANAGEMENT ASSOC
26221 RIDGE ROAD P.O. BOX 506
DAMASCUS MD 20872

TIMBERBROOK CONDO ASSN
C/O CMI - LINDA WILLMAN
16 EXECUTIVE PARK CT
GERMANTOWN MD 20874

TIMBERBROOK CONDO ASSN
C/O MICHAEL DENNIS
137 TIMBERBROOK LN #301
GAITHERSBURG MD 20878

VILLA RIDGE CONDO
C/O JUDY JOHNSON
414 GIRARD ST
GAITHERSBURG MD 20877

VILLAGE OVERLOOK COMM ASSN
C/O DICK JONES
411 CHRISTOPHER AVE #13
GAITHERSBURG MD 20879

VILLAGE OVERLOOK IIB COMM ASSN
C/O ALICE RAZZANO
435 CHRISTOPHER AVE #24
GAITHERSBURG MD 20879

VISTAS @ WASH WOODS
C/O SIMMONS MANGMT GROUP
8911 60TH AVE, 2ND FLOOR
COLLEGE PARK MD 20740

VISTAS @ WASH WOODS HOA
C/O DAN HILTON
1033 HILLSIDE LAKE TER
GAITHERSBURG MD 20878

WARTHER HOA
C/O THE MANAGMT GROUP
ONE BANK ST #301
GAITHERSBURG MD 20878

WARTHER HOMES ASSN INC
C/O KEITH MANLEY
115 SHARPSTEAD LN
GAITHERSBURG MD 20878

WASH WOODS COMM ASSN
C/O LUKE BRAMI
101 CANFIELD HILL DR
GAITHERSBURG MD 20878

WASHINGTONIAN TOWNES HOA
C/O ABARIS REALTY
12009 NEBEL ST
ROCKVILLE MD 20852

WASHINGTONIAN TOWNES HOA
C/O MR. DEAN ZURAS
22 PONTIAC WAY
GAITHERSBURG MD 20878

WASHINGTONIAN WOODS
C/O CMC
PO BOX 10821
CHANTILLY VA 20153

WEST RIDING CITIZENS ASSN
C/O JOANN SCHIMKE
734 TIFFANY CT
GAITHERSBURG MD 20878

WINDBROOKE CONDO ASSN
C/O LARRY SHERER
938 WINDBROOKE CIR
GAITHERSBURG MD 20879

WOODLAND HILLS HOA
C/O ANN WALSH
104 KESTREL CT
GAITHERSBURG MD 20879

WOODLAND HILLS HOA
C/O THE MANAGEMENT GROUP
ONE BANK ST 3301
GAITHERSBURG MD 20879-1504

WOODS @ MUDDY BRANCH HOA
C/O JOHN DUNLOP
302 ALDERWOOD DRIVE
GAITHERSBURG MD 20878

City of Gaithersburg Floodplain Map 1982 *

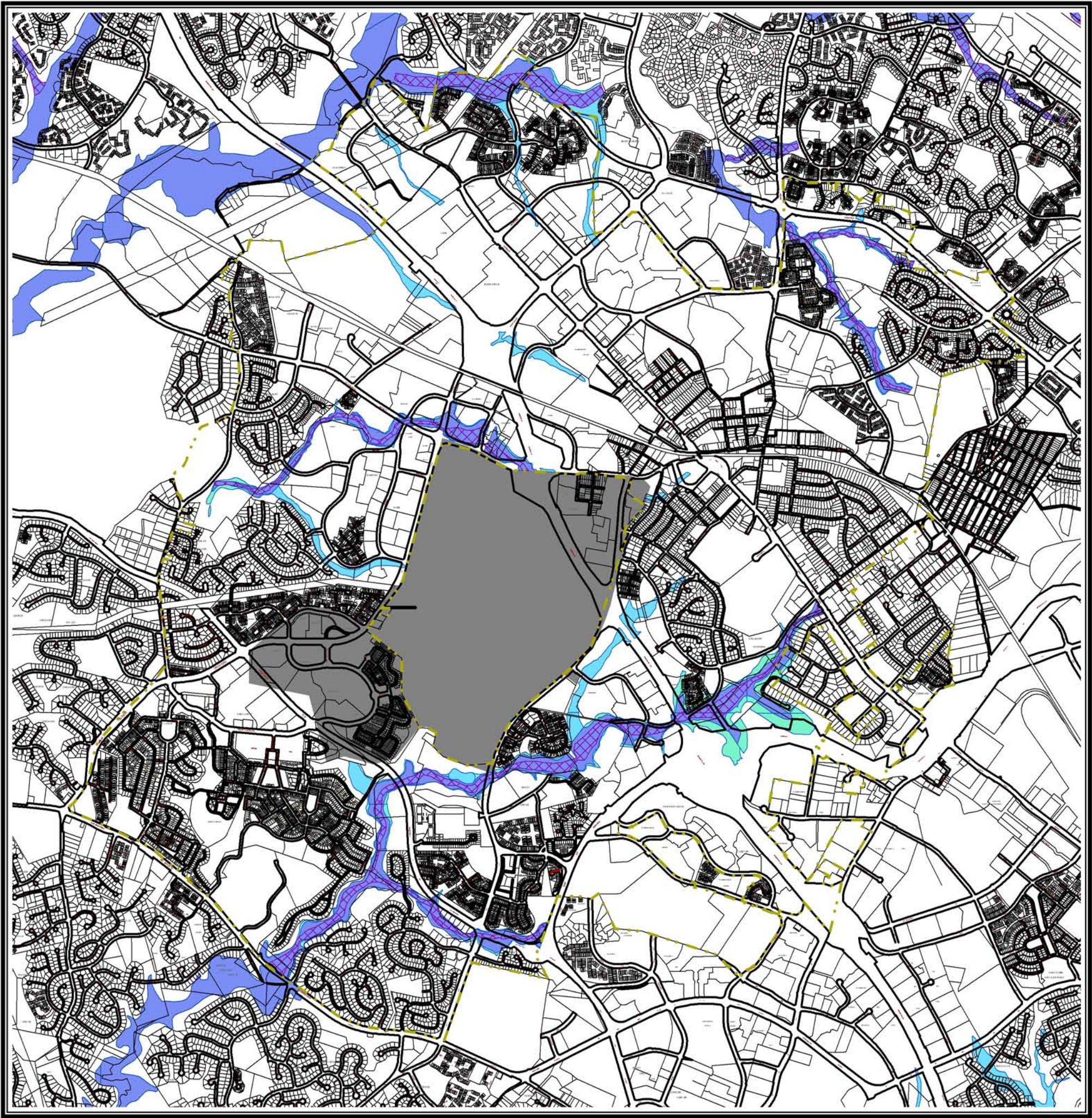
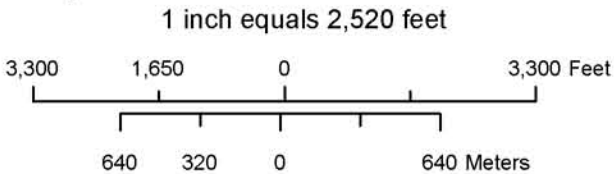


TrueOrtho™ image data is copyrighted and licensed from ISTAR Americas, Inc., 2006.
www.istar.com Property boundaries and planimetric basemap ©2006 M-NCPPC and
City of Gaithersburg. All rights reserved. Aerial photo acquired March 2004.

The City of Gaithersburg makes no warranty, express or implied, for the completeness and
accuracy of the information depicted on this map. This map may not be reproduced, in whole or
in part, without the express written permission of the City of Gaithersburg and other referenced parties.



City of Gaithersburg
Planning and Code Admin
31 S Summit Ave
Gaithersburg, MD 20877
(301) 258-6330
www.gaithersburgmd.gov



Legend

- City Boundary
- Lot and Deed Lines, Railroad & Utility ROW *Property Boundaries*
- Public Street Right-Of-Way
- FEMA Floodways
- A - 100-year Floodplain (no base flood depths)
- AE - 100-year Floodplain (base flood depths)
- X500 - 500-year Floodplain
- ANI - Areas Not Included in flood study
- X - Areas Outside 500-year Floodplain

*These floodplain areas were established by the
Federal Emergency Management Agency (FEMA) and
are delineated on the City of Gaithersburg Flood Insurance
Rate Maps (FIRM), Community Panels 240050 0001-- 0007,
December 1, 1982